

HOW TO FIX COMMON MAINTENANCE ISSUES

If there is fire or smoke, call 911.



APPLIANCES

Dishwasher detergent dispenser is not opening

Ensure that the bottom rack was not taken out and reinserted backward.

Water is left standing in dishwasher

A small amount of water is necessary to keep the seals in the dishwasher pump moist so that they do not leak. If there is a large amount of water left standing, request service.

Dishes are not cleaning properly

Try using Jet Dry and purchasing small containers of detergent instead of large ones. Over time, some powder detergent loses its cleaning power. Also, try running the water in the kitchen sink until it gets hot before starting the dishwasher.

Dishwasher is leaking

Do not use liquid dish soap in the dishwasher. It creates too many bubbles, resulting in raising the water level in the dishwasher, which can cause water to leak out. Also, make sure the detergent you use is specifically made for dishwashers.

Refrigerator is not cooling properly

Ensure that the freezer compartment is not overloaded, which would stop the proper air flow into the refrigerator compartment.

Oven issues

Make sure the back two burners on the stove top are not covered. One of the back burners typically vents the oven's hot exhaust air. Covering this hole with pans, pots, burner cover or aluminum foil will result in a malfunctioning oven. Aluminum foil can cause electrical shorts in the new electronic ranges.

Garbage disposal does not work

If you have a reset button on the bottom plate of your disposal, push it in. Always run water when using the disposal.

ELECTRICAL

Bath, kitchen or patio outlets are not working

Locate the GFCI switch that is part of the outlet in the bathroom or kitchen, and press the reset button.



Living room or bedroom outlets are not working

Locate the light switch closest to the entrance of the room and turn the switch on. The outlet may be wired to be turned on with the light switch. Most outlets that are controlled by a light switch are "upside down."

An electrical appliance does not work

Locate the electrical panel that houses the breaker switches (typically behind a bedroom door or in a bedroom closet). Ensure all breakers are on.



Smoke/CO detector chirping

If your detector is chirping every 30 seconds, the battery needs to be changed.

OTHER

Sink or toilet is overflowing

Turn off the water valve that is located close to the floor behind the toilet or under the sink in the vanity/cabinet. Request service immediately.



Bathroom door is mistakenly locked

There may be a flat nail-type key above the door frame. Insert the key in the hole in the door handle to unlock door. If there isn't a key, a small screwdriver or a thin nail can be used for this purpose.

Blinds do not operate properly

Blind slats need to be twisted to the open parallel position before they can be slid open or closed along the track; not doing so will damage the blind gears.

STILL NEED TO PLACE A SERVICE REQUEST?

Contact us through RentCafe or

ESSEX

